

# French Properties

ONLINE

€320 000

3 bedroom house

Surface : 146 m<sup>2</sup>

Surface of the living room: 49 m<sup>2</sup>

Surface of the land: 397 m<sup>2</sup>

Year of construction: 1900

Kitchen: Equipped

Heating: electric

Inner condition: good

#### Features:

pool, calm, double glazing, fireplace

3 bedroom

2 showers

3 WC

1 garage

1 parking

Energy class (dpe): F

Emission of greenhouse gases (ges): B

Document non contractuel

01/07/2025 - Prix T.T.C



## House 862 Argeliers

Charming stone house near the Canal du Midi In Argeliers, a beautiful village crossed by the famous Canal du Midi, this charming stone house awaits you in a peaceful environment, a stone's throw from shops and amenities. The property combines old-world charm with generous volumes and a pleasant exterior. Located only 12 minutes from Saint-Marcel, and close to Capetang and Narbonne, it offers a peaceful living environment while still being close to everything you may need. From the moment you enter, you will be charmed by the atmosphere. On the ground floor, a bright kitchen, with its elegant granite worktop, opens onto a vast living space of over 49 m<sup>2</sup>. Three large French windows flood the room with light and provide direct access to the garden and swimming pool, perfect for making the most of the sunny days. The upper floor offers three comfortable bedrooms as well as an office, which can easily be used as an extra bedroom. Two bathrooms, three toilets, a garage, a wine cellar, and a private closed parking space complete this property designed for everyday life as well as for relaxation. The house is sold furnished. The living area is approximately 146 m<sup>2</sup> on a plot of 397 m<sup>2</sup>. Please note: some insulation work will be required to

